

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Monday, May 19, 2014
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, K. Rawn, B. Ryan
Members absent: P. Plante, B. Pociask
Alternates present: P. Aho, S. Westa
Alternates absent: V. Ward
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent
Jennifer Kaufman, Natural Resources and Sustainability Coordinator

Chairman Goodwin called the meeting to order at 7:00 p.m., and appointed Aho and Westa to act.

Approval of Minutes:

a. May 5, 2014 Meeting

Hall MOVED, Ryan seconded, to approve the 05-5-14 minutes as written. MOTION PASSED UNANIMOUSLY. Goodwin disqualified herself.

b. May 12, 2014 Special Meeting

Aho MOVED, Chandy seconded, to approve the 05-12-14 minutes as written. MOTION PASSED with all in favor, except Lewis who disqualified himself.

Zoning Agent's Report: Hirsch reported that the Gravel Renewal Request Notices have been sent out to current permit holders. A Public Hearing must be scheduled once he receives the requests back.

Old Business:

a. Pre-Application Discussion Requests

Holt MOVED, Ryan seconded, to adopt the 5/19/14 draft Pre-Application Procedures. MOTION PASSED UNANIMOUSLY.

b. Review of Proposed Site Signage for OMS Development, 1659 Storrs Road, (File #1319)

After discussion with Curt Hirsch, Zoning Agent, Holt MOVED, Rawn seconded, to approve the single-colored banding of the pump canopy at 1659 Storrs Road, as submitted by Hendel's Inc. (the tenant), on 5/13/14. MOTION PASSED with all in favor except Lewis who was opposed.

New Business:

a. Environmental Impact Evaluations for the New Residence Hall and Science/Engineering Building at UConn

Painter summarized the recommendations contained in her memo dated May 15, 2014. After discussion, members requested that the following additional comments be provided to UCONN regarding the proposed projects: that the University identify measures to track the effectiveness of the proposed traffic mitigation measures and report back to the Town its findings; that the comments regarding use of Fenton River Well D specifically refer to DEEP approval and monitoring of any use of the well during low streamflow periods, and a recommendation that dark-sky compliant lighting be used at both buildings.

Aho MOVED, Holt seconded, to authorize the PZC Chair to submit these comments on the proposed Engineering and Science Building and STEM residence hall to the Town Council, based on the recommendations contained in the memo from Linda Painter dated May 15, 2014 with the addition of comments related to monitoring and reporting on effectiveness of traffic mitigation measures, DEEP

approval and monitoring of Fenton River Well D use during low streamflow periods and use of dark-sky compliant lighting for both buildings. If the Town Council agrees with the recommendations, the Chair is authorized to co-sign letters to the University submitting the formal comments, including any additional comments identified by the Council provided such comments are not contradictory to the Commission's recommendations.

b. Referral: Proposed Amendments to Parks Rules and Regulations Re: Sponsorship Signs and Banners

Holt MOVED, Chandy seconded, that the PZC notify the Town Council that it supports the proposed changes to the Mansfield Park Regulations and that an amendment to the Zoning Regulations to eliminate the restriction to temporary signs will be initiated as part of a future package of zoning regulation amendments. MOTION PASSED UNANIMOUSLY.

c. Application to Amend the Zoning Regulations, East Book F, LLC, PZC File #1326

Ryan MOVED, Holt seconded, seconds to receive the application submitted by East Brook F, LLC to Amend Article 6, Section B.23.q.2; Article 8 Schedule of Dimensional Requirements and Notes; Article 10, Section D.6 , D.20 (new), and H.5.e of the Mansfield Zoning Regulations, File #1326, as submitted to the Commission, to refer said application to the staff, Conservation Commission and Town Attorney for review and comment and to set a Public Hearing for July 7, 2014. It is noted for the record that the previous section number for Article 6, Section B.23.q.2 was B.4.q.2. The numbers in this section were inadvertently changed due to a typographical error in publishing that needs to be corrected. MOTION PASSED UNANIMOUSLY.

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The Commission discussed Chapter 8. It was noted that the Special Meeting on May 28, 2014 will be cancelled, and Chapter 10 will be discussed at the regular meeting on June 2, 2014.

Reports from Officers and Committees: None noted.

Communications and Bills: None.

Adjournment: The Chairman declared the meeting adjourned at 9:17 p.m.

Respectfully submitted,

Katherine Holt, Secretary